



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 SAVANNA Place, Calgary T3J5P9**

MLS®#: **A2178940**      Area: **Saddle Ridge**      Listing Date: **11/13/24**      List Price: **\$624,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **2,002 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,523**  
 Low Sqft:  
 Ttl Sqft: **1,523**

DOM

**38**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator**  
 Int Feat: **Bathroom Rough-in,High Ceilings,Pantry,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 15`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 12`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`8" x 13`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Bonus Room</b>	<b>Upper</b>	<b>12`0" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Laundry</b>	<b>Upper</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410106**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Nestled in the vibrant community of Savanna, Calgary, this stunning new duplex built by Homes by Avi offers modern design, spacious living, and a host of high-end finishes — perfect for growing families or anyone looking for a comfortable, contemporary lifestyle. With 3 spacious bedrooms and 2.5 baths, this home is thoughtfully designed to meet all your needs. Enjoy an open and bright floor plan, featuring sleek Quartz countertops in the kitchen and bathrooms, and an upgraded ensuite with a luxurious shower. Property Highlights: Bedrooms and 2.5 Full Bathrooms, Rear Detached Garage, rear deck, 9' Basement Foundation for extra height and future development. 200 amp Upgraded Electrical Panel and Side Entry. Upgraded Hot Water Tank for better performance. Come visit the 541 Savanna Drive sales center for more info.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

